

TO LET

2,540 - 8,859 sq ft (236 - 823 sq m)

Preliminary Details

- To be constructed
- New Build Units
- 6.5 miles from J17 M6 Motorway
- 8.4m to underside of haunch
- Ability to combine units



10 New Build Trade / Warehouse / Industrial Units

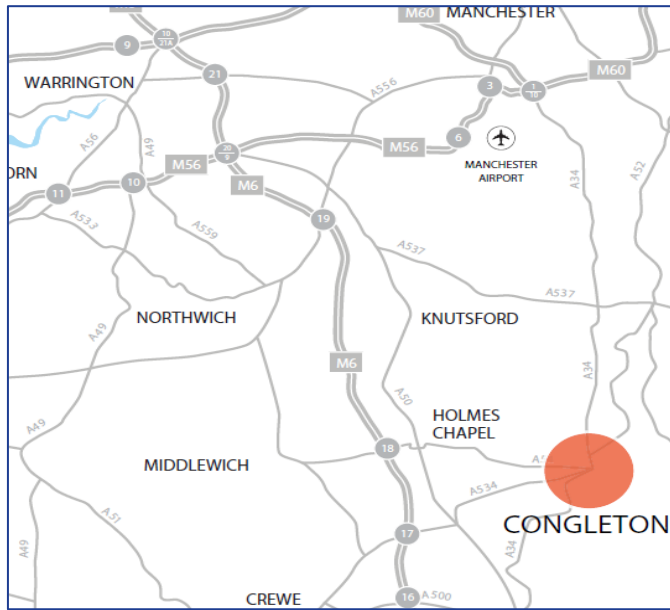
Congleton Trade Park
Congleton Business Park
Viking Road
Congleton
Cheshire CW12 1LB

A development by:
Chancerygate

dh **DAVIES HARRISON**
REAL ESTATE

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LOCATION

Congleton Trade Park lies within the established Congleton Business Park to the west of Congleton Town Centre.

The site offers excellent road connections being accessed off the A34 Clayton Bypass and the newly constructed Congleton Link Road. Access to the national motorway network is via Junction 17 of the M6 Motorway approximately 6.5 miles to the west.

GENERAL SPECIFICATION

The units will be constructed offering ground floor warehouse and mezzanine level with the following specification:

- 8.4m to underside of haunch / ridge height
- Shell condition
- Dedicated car parking
- Floor loading of 35 KN per sq m
- Electric loading doors (4.5m high x 4m wide)
- Toilets
- Photovoltaic Solar Panels to some units

PLANNING

E(g) (formerly B1C), B2 and B8 (industrial and warehouse) uses.

TERMS

Units are available to let on new terms to be agreed.

ACCOMMODATION

All areas are approximate on a GIA (Gross Internal Area) basis and include mezzanine level and recessed loading areas where applicable.

Unit	Ground Floor (sq ft)	Mezzanine (sq ft)	Total (sq ft)
1	7,201	1,658	8,859
2	2,842	904	3,746
3	2,842	904	3,746
4	3,660	1,163	4,822
5	1,787	753	2,540
6	1,787	753	2,540
7	4,478	1,453	5,931
8	3,810	1,033	4,844
9	3,789	1,023	4,811
10	4,704	1,550	6,254
Total			48,093



FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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